



## TOWN OF WARRENTON

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### AGENDA PLANNING COMMISSION TOWN OF WARRENTON

**December 15, 2004  
7:00 P.M.**

1. Call to order and establishment of a quorum.

2. Approval of Minutes – October 20, 2004

3. Public Hearings

NONE SCHEDULED

4. Other Business

NONE SCHEDULED

5. Work Session

- a. **Cardinal Fields Rezoning - ZMA #04-01, SUP #04-11 and SUP #04-12.**  
Proposal for clustered residential development of two parcels along the north side of Route 17 – one parcel is 8.95 acres accessed on Hastings Lane and the other is 24.96 acres east of Blackwell Road. The proposal includes the rezoning of 22.31 acres on the Blackwell Road parcel from IL Industrial Limited to R-15 Residential (2.65 acres is already R-15) and Special Use Permits for authorization to cluster development on both parcels. These actions would enable the development subdivisions of 27 single-family dwelling on the Hastings Lane parcel and 73 single-family dwellings on the Blackwell Road parcel. Clustering is requested to accommodate buffering along Route 17. The Warrenton Comprehensive Plan identifies the area as Low-density Residential. The proposal is part of an additional 25.5 acres in Fauquier County that will be proposed for 27 lots with septic and well service.

- b. **2006-2011 Capital Improvement Program.** Six-year schedule of projects for public investment, the first year is adopted as part of the FY2006 Budget. Proposed projects come from Planning, Public Works, Utilities, Police, Fire and other related municipal departments. These are reviewed in relation to the comprehensive plan and coordinated with funding to provide a program of projects consistent with available funding for the term of the program. The list of projects from last year, absent those implemented this year, is attached along with projects previously identified in the comprehensive plan for comparison.
- c. Staff Comments – Concept Plans and Development Proposals.
- Walgreen Pharmacy – Warrenton Crossroads
  - North Rock – Buildings D, E and H
  - Middleburg Bank – Waterloo and Garrett
  - Mills House Relocation – Garrett Street
  - Warrenton Galleria – Yen Cheng Restaurant
  - Home Depot – Site Plan and Building Permit
  - Visitor's Center

6. Adjourn